

PLAN ELEMENTS

Housing
San Diego State University
Transportation
Commercial
Open Space
Parks and Recreation
Public Facilities
Urban Design

HOUSING

Existing Conditions

The primary residential goal of this plan is the preservation of single-family neighborhoods. The City's Growth Management Program is based on preservation of established single-family neighborhoods, especially within the urbanized portion of the City where pressure to develop multifamily housing is strong. The recommendations of the community plan focus on the protection of this community's single-family neighborhoods and include rezonings and retention of existing single-family zoning in order to ensure that the community remains predominantly single-family in the future.

The last decade has witnessed growth of the university, but relatively little growth of the multifamily housing stock in the community. The university estimates that approximately 16 percent of the student body living off-campus resides within the State University (within one mile of campus). This is due, in part, to the lack of multifamily housing in the area and, in part, to individual preference about where to live. In both cases, the result is that most students drive from other communities into the area each day, causing traffic congestion and parking problems in a significant portion of the community.

Students have found that they can rent single-family houses and live close to the university and avoid the traffic congestion that plagues so many students. These single-family houses become, in effect, a form of higher density housing which substitutes for the more traditional forms of multifamily housing in the community. Because more people live in these houses than the structures were designed to house, the impact on surrounding single-family neighborhoods is often negative. These houses generate more traffic than single-family houses, are provided with insufficient off-street parking, are sometimes poorly maintained by the tenants, and house people whose life style may sometimes conflict with the life styles of family-oriented property owners. Many single-family property owners, therefore, perceive this situation to be an erosion of the established single-family neighborhoods of the community.

In order to help alleviate this problem, the City Council, in May of 1987, adopted the Single-Family Rental Overlay Zone Ordinance (0-16868) and in July of 1987 applied this ordinance to the State University Area. The ordinance protects single-family neighborhoods by regulating how single-family houses may be rented in those areas where the overlay zone is applied. The ordinance requires sufficient off-street parking for the number of people renting a house, requires rooms to be a certain size, requires enough bathrooms for the number of residents, limits curb cuts, and requires landscaping which must be maintained. The regulations of the ordinance are enforced on a complaint basis by the Planning Department.

An additional solution to this problem is more multifamily housing close to the university. However, that housing must be located and designed so that it does not intrude upon established single-family neighborhoods. The location of new multifamily housing near the university or along the El Cajon Boulevard corridor, and the permitted densities of that housing are the key factors in minimizing conflicts between the two housing types in the community.

High activity areas, such as transportation corridors and areas adjacent to high activity areas, are preferred locations for multifamily housing because of the multiplicity of urban services available in such areas. If an area exhibits a mixture of housing densities, or a mixture of residential and more intense land uses, or if it exhibits deterioration of structures, the area may be suitable for reinvestment with new multifamily housing. In keeping with these principles, this plan makes recommendations for new multifamily housing in those areas of the community where such conditions as mentioned above exist. New multifamily housing constructed in these areas must minimize impacts on existing adjacent single-family neighborhoods. Specifically, these are adjacent to the university and to the El Cajon Boulevard corridor.

Population and Housing Characteristics

1. While the population of the community experienced substantial increase in the 1960s, the population has remained stable since the early 1970s.
2. The household size has decreased since 1980.
3. Approximately 56 percent of the land area is developed with single-family housing.
4. Approximately 10 percent of the land area is developed with multifamily housing.
5. Most of the housing units are in sound condition.

In order to understand the housing needs of the community, a brief description of the population and existing housing is helpful. The following paragraphs are a composite of information from the 1980 census and the yearly update estimates of census data compiled by the City of San Diego Planning Department.

The population of the area in 1988 numbered approximately 19,000 people which represented 1.9 percent of the total City population. According to the 1980 census, 91 percent of the population was white, with the remaining nine percent evenly divided among blacks, Asians and other racial groups identified by the census. The population was generally older than that of the City as a whole, with 15 percent at an age of 65 years and older, as compared to a citywide average of 10 percent in the same age group. The average family size in 1987 was 2.16 persons, compared to 2.74 in 1980.

The median family income in the area, according to the 1980 census, was approximately \$22,000 as compared to a citywide figure of \$20,000. The poverty threshold for a family of four was \$7,412. Approximately 17 percent of the population of the area fell into this category. Most of the people in this category were elderly people over 65, and families with a female as head of household with no husband present.

Of the approximately 7,500 housing units in the area in 1988, approximately 52 percent were single-family structures and 48 percent are multifamily units. Approximately 56 percent of the total units in the area were owner occupied, with 44 percent renter occupied. On January 1, 1987, the vacancy factor for the 92115 zip code area, which includes the College Area

community, was 3.5 percent. Most of the housing units were in sound condition. The rental vacancy rate in 1987 was 7.7 percent. The median value of housing according to the 1980 census was \$92,700 compared to a citywide value of \$90,700, and median rent was \$288 per month compared to a citywide figure of \$249.

TABLE 2
Population and Housing Characteristics -1988

Total Population	19,000
Total Housing Units	7,500
Single-Family Units	3,900
Multifamily Units	3,600
Average Family Size	2.15
Overall Community Density	9 people/acre
Average Family Income	\$22,000
Median Housing Value	\$92,700

Sources: U.S. Census, 1980; Population, Housing Inventory Data, January 1, 1988, City of San Diego

The overall profile of the community is that of a middle class community beginning to age but still somewhat family oriented. The overall density of the community is low (nine people/acre), while the relative wealth (income, housing value, rent) is higher than average. Even though there is a significant nonresident population, the community is still a stable, established area.

Table 3, below, represents projected growth in the College Area community based on the recommendations of this plan. All new housing units are projected to be multifamily units with the number of single-family units remaining the same as in 1988. These projected numbers may not be used as absolute quantities representing future growth. These numbers are included for planning purposes only and represent gross estimates which do not reflect changing economics or social factors in the City or the region. They are included here only as possible future quantities (based on recommended land uses and densities) to be compared with existing numbers.

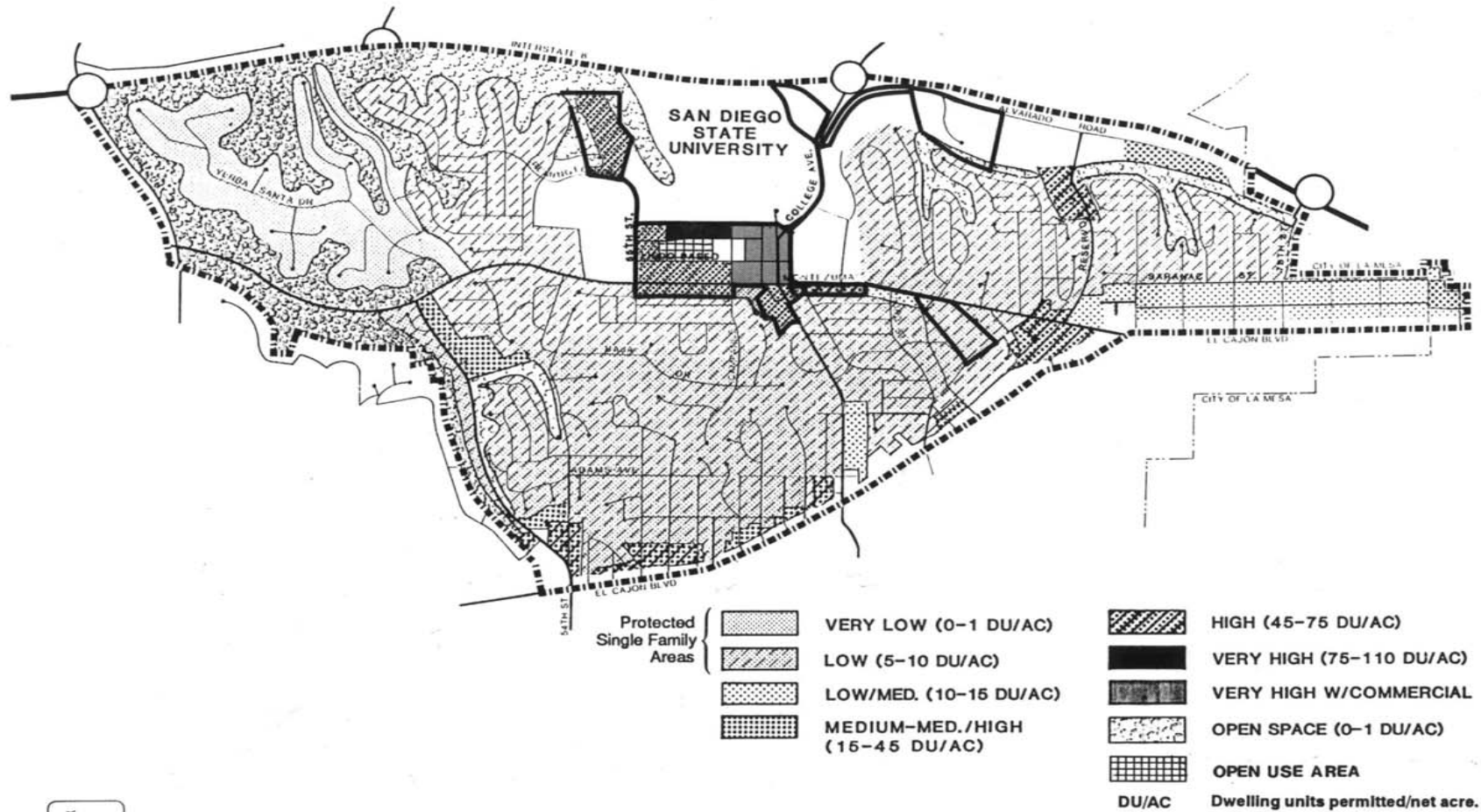
TABLE 3
Projected Population and Housing Units

Total Population	22,000
Total Housing Units	8,750
Total Increase of Units	1,250
Percent Increase	14%

Recommendations

1. Protect stable single-family neighborhoods by maintaining them at very low and low densities.
 - a. Require single-family property owners to conform to the regulations of the Single-Family Rental Overlay Zone.
 - b. Do not permit fraternities or sororities to locate in areas other than those designated on Figure 7.
2. Development occurring in steep slopes areas of the community should be sensitive to existing topography and vegetation on the site as outlined in the Steep Hillside guidelines and the urban design guidelines of this plan. Development which is inappropriate for hillside sites, for instance, tennis courts or parking areas, should be avoided. Development should be clustered on flatter portions of a site and located close to access streets in order to minimize grading for roadways and driveways.
3. Development along the northeast side of Fairmount Avenue and Montezuma Road should not take access from either Fairmount Avenue or Montezuma Road. Any new development should adhere to the Steep Hillside guidelines, with development clustered at the top of the slopes, close to Palo Verde Terrace or Yerba Santa Drive.
4. Rezone the property on the east side of 54th Street, north of El Cajon Boulevard from R-600 to RI-5000 (Figure 23B).

This rezoning will result in both the eastern and western portion of a single vacant parcel being zoned the same (RI-5000). The RI-5000 zoning will ensure that the density of any development on the parcel will be compatible with existing surrounding single-family neighborhoods. This rezoning will not affect the already approved Planned Residential Development permit on this site, but will affect any future development if the approved development proposal is not built.



RECOMMENDED RESIDENTIAL DENSITIES

COLLEGE AREA COMMUNITY PLAN
CITY OF SAN DIEGO • PLANNING DEPARTMENT



FIGURE
6

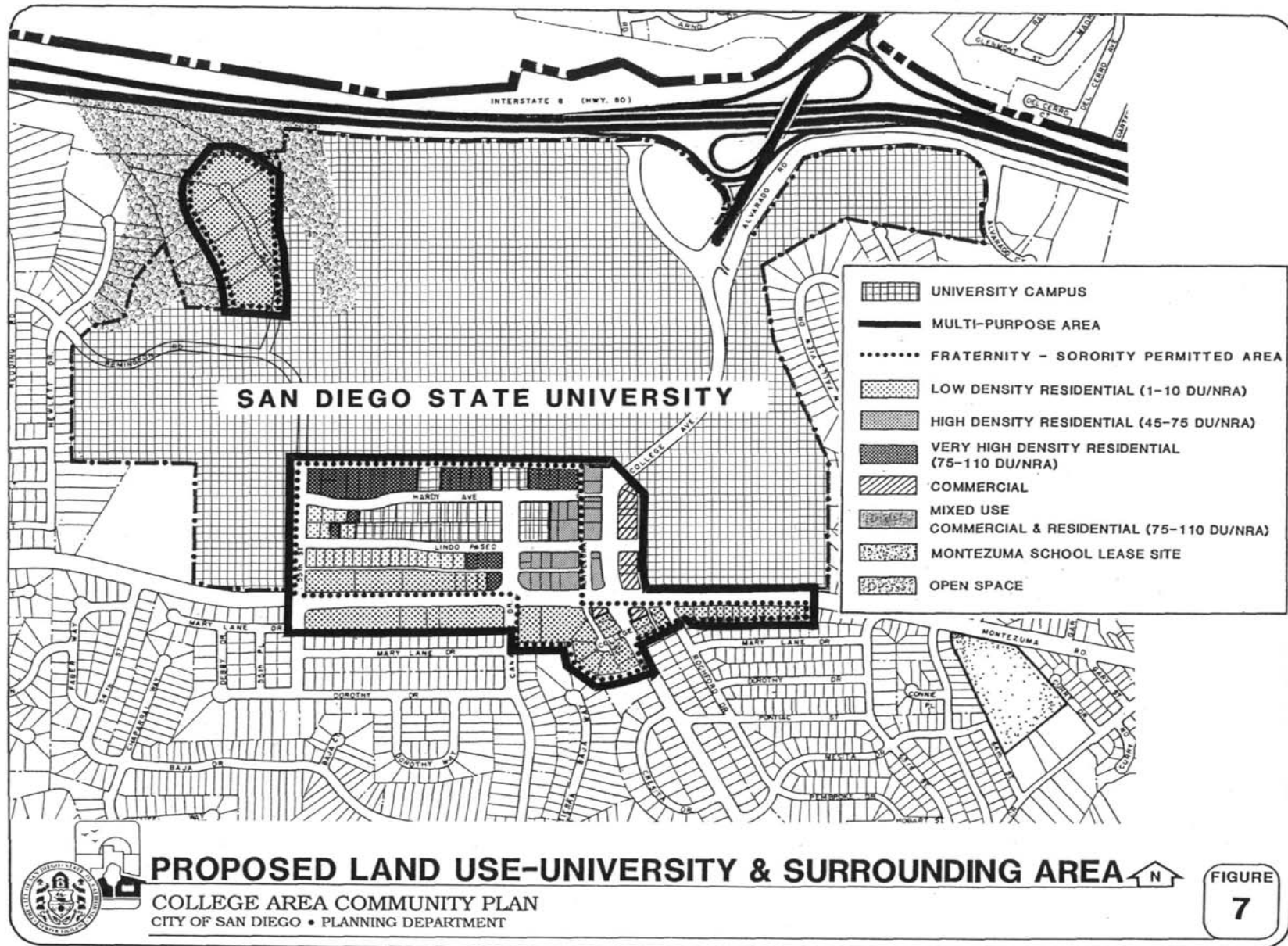
5. Property located north of El Cajon Boulevard, which is zoned for multifamily development but is developed with single-family housing and is an integral part of existing single-family neighborhoods, should be rezoned to the R1-5000 Zone.

Affected property is located on the east side of Betting Street, both sides of 58th Street, along Soria Street, on the north side of Arosa Street west of College Avenue, and on the east side of Art Street (Figures 23A and 23B). These rezonings will help to protect existing single-family neighborhoods.

6. Single-family lots should not be subdivided unless the new lots meet all requirements of the underlying single-family zone. No panhandle lots should be created, nor should any other variances relating to lot size or configuration be granted.
7. Building permits for conversion of garages on single-family property to storage or living spaces should not be approved, unless required off-street parking can be maintained on the site.
8. Rezone five lots on the east side of 60th Street, north of El Cajon Boulevard, from R-3000 to R1-5000 (Figure 23B). Four of these lots are developed with single-family houses, while the fifth has two units in one structure with the appearance of a single-family house. Predominant zoning and development on 60th Street is single-family and the rezoning of the five lots will make the zoning on those lots compatible with zoning on the rest of 60th Street.
9. All existing multifamily-zoned areas located north of El Cajon Boulevard which are already developed with multifamily housing or are developed with single-family housing which is not an integral part of existing single-family neighborhoods, should be zoned to provide for buffering between uses such as commercial and residential uses or between residential uses of different intensities.
10. All new multifamily housing adjacent to the El Cajon Boulevard corridor should be designed for compatibility in bulk and scale with surrounding lower density, single-family development as outlined by the urban design guidelines of this plan.
11. All new multifamily housing which is developed as part of multiple use projects in the commercial zones along the north side of El Cajon Boulevard should be designed to emphasize architectural and circulation relationships between on-site multifamily housing, on-site commercial development and adjacent residential development. The College Area Community Council shall review all discretionary permits applied for along the north side of El Cajon Boulevard within the College Area Community Plan.
12. New multifamily housing, including dormitories, fraternities and sororities should be developed adjacent to the university, within a mixed-use area as discussed in the San Diego State University Element and the College Community Redevelopment Plan (see Figure 7B). This new housing should be compatible with the bulk, scale, and character to adjacent development. Structures up to 12 stories tall should be considered with enclosed or

underground parking. Strong pedestrian links to the university, nearby commercial facilities and public transit facilities should be provided. Multiple or mixed-use development consisting of housing, retail, and university-oriented office facilities should be provided (see San Diego State University Element).

13. Fraternities and sororities should not be permitted to develop outside the area shown on Figure 7B.
14. Senior citizen housing projects should be located near commercial facilities, health care facilities, and public transportation. The north side of El Cajon Boulevard, is an ideal location for senior housing due to the availability of market commercial facilities and mass transit. Recreational areas (see Recommendation 14, below) should be provided. Security of residents should be assured by fencing, enclosed parking, lighting of common areas and controlled pedestrian entry areas. Landscaping should be used to enclose, screen and visually enhance outdoor recreation areas.
15. All new multifamily development projects, including student housing, should provide a variety of on-site recreational facilities which may include, but not be limited to: swimming pool, spa, gym, tennis courts, picnic areas, barbecues, and lounge areas. Because of lack of public park and recreational facilities in this community, on-site recreational facilities will help meet the recreational needs of residents.
16. Conditional Use Permits for nonresidential uses (e.g., churches, schools, residential care facilities) in residential areas, or for higher intensity residential uses (e.g., companion units, guest quarters) in lower density residential areas should include elements to ensure that the development permitted is compatible with surrounding development. The Implementation Element of this plan contains guidelines for such Conditional Use Permits.
 - a. Screening or buffering with fences, walls, landscaping, or increased setbacks or any combination of these four methods should be used to minimize the impact of the project on the surrounding neighborhood.
 - b. Parking areas should be located to the rear of the project or within a structure. If surface parking must be located near a perimeter of the property, landscaping should be used to screen parking from adjacent property and from the public right-of-way.
 - c. Structures should be compatible with the bulk and scale of surrounding neighborhoods, particularly if those neighborhoods consist of single-family development. Facades should be articulated, rooflines varied and upper stories set back from the story below.
 - d. Access to and from the project should be designed to minimize on-street congestion. In the cases of churches and schools, pickup/drop-off areas and bus loading/unloading areas should be provided on-site.



SAN DIEGO STATE UNIVERSITY

Existing Conditions

1. The university has been located in the community since 1931 and has grown considerably since that time.
2. Present enrollment is not expected to increase over the next five years.
3. Parking and housing facilities in the area are insufficient for the number of enrolled students.
4. A regional Light Rail Transit (LRT) station and bus transit center will exist along Aztec Walk, between Campanile Drive and College Avenue. The bus transit center is well integrated into the adjacent redevelopment project area.

The university has been a growing presence in the community since it first relocated here in 1931. It presently occupies a 242-acre site (see Figures 7B and 8) and had an enrollment in the spring of 1993 of approximately 28,000 students (21,000 full-time equivalent students). The campus facilities are centralized, thereby allowing easy pedestrian access throughout the entire campus area.

Approximately 3,050 students live on-campus with an additional 5,000 students living within one mile of the campus. The remainder of the student body live outside of the vicinity of the university, many in the beach area, La Mesa, South Bay, Greater North Park, and the Navajo community. These students commute to campus, many by automobile. Approximately 13,000 parking spaces are provided on campus for the approximately 20,000 parking stickers sold. Although the number of parking stickers sold is greater than the number of parking spaces available, vacant spaces can be found on campus throughout the day, though not necessarily conveniently located to the campus core. Because classes are in session from 7:00 a.m. to 9:40 p.m., and because part-time students are on campus only two or three days each week, the number of cars on campus at any one time does not equal the number of parking stickers issued. The university has in the last decade increased on-campus parking and has recently provided 1,800 net new spaces. Car pooling is encouraged at registration, regional bus pass discounts are offered, and bicycle parking facilities are liberally provided as efforts by the university to reduce the impact of automobile traffic in the campus area. In addition, the university provides employees with subsidized vanpools and a guaranteed ride home for ride-sharers.

According to the Housing and Residential Life Office of the university, the amount of on-campus housing has increased in the last 15 years from 1,709 beds to 3,077 beds.

Off-campus student housing is limited in the community. Students who are not eligible for on-campus housing or do not want to live on-campus, may find nearby housing difficult to locate. The community and students indicate apartments and houses occupied by students are overcrowded, due both to efforts on the students' part to reduce their individual rental costs and the lack of available housing.

At present, students living off-campus live in single-family houses, multifamily units, fraternity and sorority houses and a private dormitory. The community believes that too many students living in single-family houses is disruptive to established single-family neighborhoods. Fraternities and sororities located adjacent to single-family neighborhoods are also disruptive. One solution is to provide additional housing close to the university and away from single-family neighborhoods. Existing R-400 and R-600 zoning adjacent to the university provides the opportunity for increased student housing in an area close to the university. More student housing provided near the university will reduce the number of commuting students, relieve congestion on public streets and make more on-campus parking available.

In the fall of 1993, there were 29 fraternities and sororities located just off-campus along Hardy Avenue, Montezuma Road, Campanile Drive, and College Place. In recent years, noise from social functions, auto congestion and lack of off-street parking, and lack of property maintenance by some fraternities and sororities has created a nuisance for adjacent single-family neighborhoods. As a result, the College Area Community Plan was amended in 1983 to designate areas where fraternities and sororities would be permitted to locate. Multifamily housing and dormitories are also permitted in these areas which are located close to the university, generally removed from most single-family neighborhoods. The 1989 plan maintains areas for the location of fraternities and sororities as part of the multi-purpose or Core Sub-Area. Multifamily housing, dormitories, and commercial development are also recommended for development in the multi-purpose or Core Sub-Area. Because fraternities and sororities must be developed under a permit issued by the City, the City has the opportunity to place conditions of development and operation on them which will integrate these uses more effectively with adjacent land uses.

The university's long-range plans do not foresee any growth in the full-time equivalent enrollment cap of 25,000 students at this campus.

Physical growth at the university is planned to be minimal (see Figure 8). New facilities are intended to meet existing needs only. New administrative facilities are proposed, and a recently completed parking garage provides 1,800 net new spaces. New academic buildings are proposed to replace obsolete facilities for engineering and science laboratories. Renovation of some existing academic facilities is also planned. The university does not plan to expand to other sites within the community. The Montezuma school site is not included in the university's long-term plans for use by the university.

The Montezuma Elementary school site was leased by the university for five years beginning in December 1986, with an option to renew the lease for an additional five years. At the present, the university uses the site for administrative, classroom, parking and storage purposes.

The campus facilities are open to and are used by members of the non-university community. Athletic facilities, the library, book store, and art and drama facilities are used by the community at large. Even the parking structures are used by some non-university residents who have purchased parking stickers from the university. The university plans to continue its open campus policy and encourages the rest of the community to take advantage of its athletic and cultural facilities.

The San Diego State University Foundation is a private non-profit corporation working separately to serve the university. Besides its involvement in a myriad of activities relating to instruction, research, and community service, the Foundation owns and manages off-campus property in support of university-related uses. Most of the Foundation-owned property is located along Hardy Avenue and Lindo Paseo, as well as portions of College Avenue south of Montezuma Road, to the south of the main campus, and along Alvarado Road to the east of the main campus. While the property is not owned by the university, present uses or ultimate development is intended for uses which support the university. To date, offices have been the primary use developed or managed by the Foundation on its property. The Foundation is at present developing a master plan to coordinate the development of all of its property within the multi-purpose or Core Sub-Area and along Alvarado Road. The Foundation plans to use this master plan as a tool to coordinate its own development plan with the development plans of other owners in the multi-purpose or Core Sub-Area. The Foundation is working with other property owners, the community, fraternities and sororities, campus religious centers, business owners, the university administration, and the City of San Diego to develop a comprehensive land use plan and implementation program. In 1993, the San Diego City Council adopted the College Community Redevelopment Project (Doc. No. RR-282801) for five sub-areas adjacent to San Diego State University, and in 1977, that effort was followed by the City Council adopting the Core Sub-Area Design Manual (Urban Design Plan) Resolution No. R-289099 to implement the community plan and redevelopment project.

Recommendations

1. The university should develop a long-term policy to maintain the present enrollment cap at the campus.
2. The university should develop a program to provide additional housing and parking facilities on or adjacent to campus to meet existing needs and to reduce the number of commuter students.

Space and financial constraints of the university may be mitigated by developing multi-level parking/housing structures over existing university-owned garages and parking lots. Joint university/private development ventures could provide needed facilities within the cost constraints of the university.

3. The university should continue to expand its programs encouraging nonautomobile types of commuter transportation, including bicycles and use of mass transit.
5. The university should not expand beyond its present campus (see Figure 7B). The university's own master plan should be amended to remove any College Community Redevelopment Project area properties from its plans. The university should not renew the Montezuma school site lease beyond the expiration date of one five-year renewal of the original five-year lease (December 1996).

6. The multi-purpose or Core Sub-Area should redevelop with university-oriented housing and commercial facilities. Redevelopment will be guided by the community plan and a Master Project Plan to be prepared for the redevelopment project area.

College Community Redevelopment Project

Overall Objectives

Basic objectives of the College Community Redevelopment Project in the subareas near San Diego State University adopted by City Council in 1993, by Doc. No. RR-282800, include:

1. Encourage creation of a community campus rather than a commuter campus at San Diego State University;
2. Promote reduction of vehicular trips associated with the university, thereby helping to reduce local traffic congestion and improve air quality;
3. Increase the availability of student residences and vehicular parking spaces in close proximity to the campus;
4. Provide cohesive, unified development adjacent to the campus that is physically and functionally linked to the university; and
5. Develop a strong pedestrian orientation between new residential and commercial development adjacent to the campus and the campus itself.

Specific concerns raised in this community plan regarding the interaction between the university and the community focus on the impacts of the university's student population. These impacts are most strongly felt in the limited availability of student housing, traffic congestion, scarcity of parking, and corollary issues of noise and the shifting character of traditional single-family neighborhoods.

The most significant action required to reverse these impacts is tied to achieving the first objective stated above: encouraging creation of a community campus rather than a commuter campus.

Altering the commuter campus character of San Diego State University and transforming it into a community campus is a major effort requiring achievement in a number of areas. Three closely related actions are especially important: provide housing for students near the campus to enhance the community quality of the campus, create a mixed-use activity center along College Avenue that becomes a focal point for student life, and develop a strong pedestrian character within the housing/mixed-use development areas so that walking, biking, and use of transit is encouraged.

Development immediately south of the university campus - the "core area" - has been the central focus of both the community plan and the proposed redevelopment effort. It is within this core area that an urban village is proposed. However, redevelopment in other areas near the

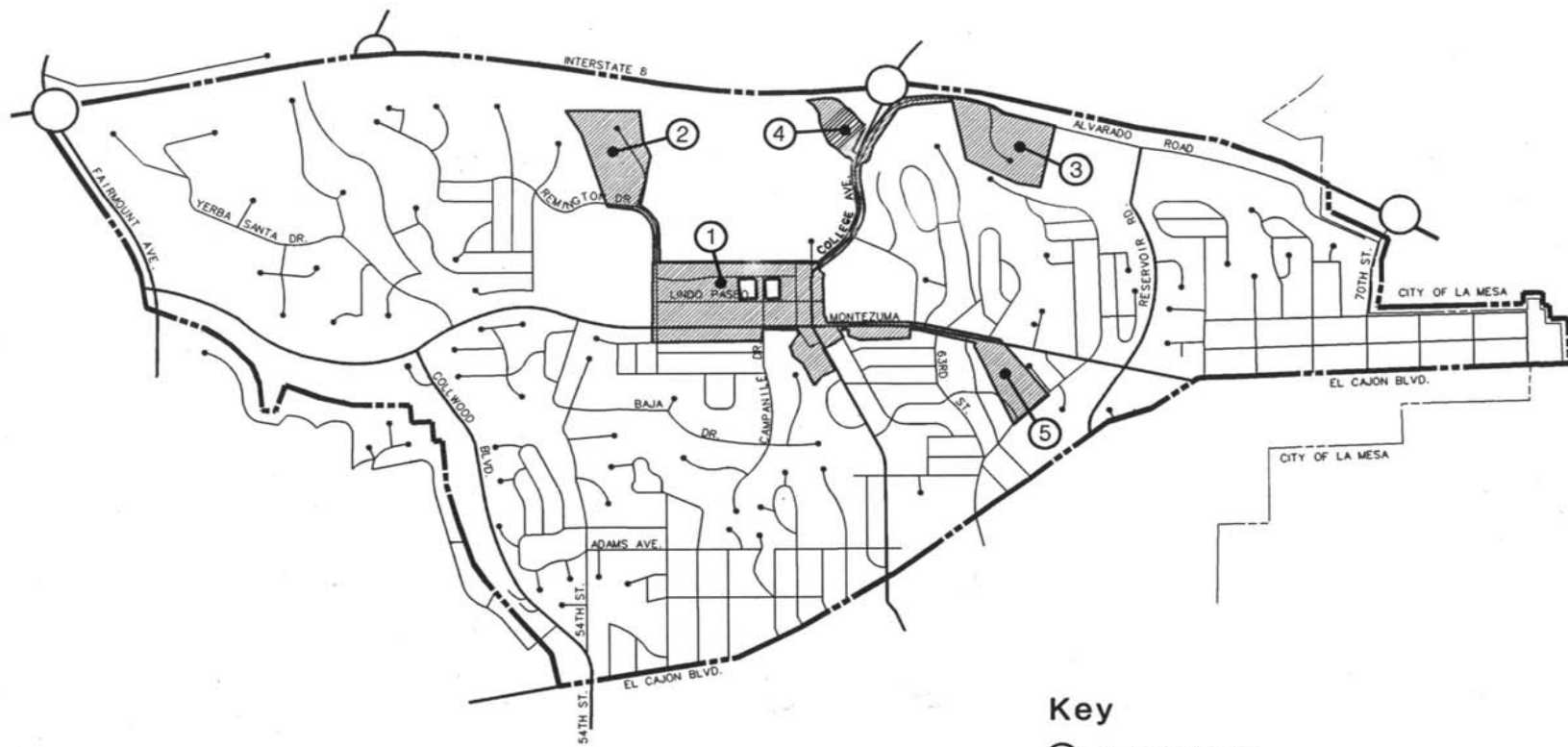
university is integral to the accomplishment of the overall redevelopment program. That is, the entire program must be sufficiently broad-based to be responsive to market conditions and simultaneously remain fiscally sound to support the major capital expenditures, including infrastructure, which are crucial to the success of initial and long-term development.

For these reasons, a redevelopment project area is identified which covers approximately 131 acres; it is divided into five sub-areas: Core, 55th Street, Alvarado Road, Lot A, and Montezuma School (see Figure 7A). At buildout, the 131 acres are expected to support up to 3,100 dwelling units in two of the sub-areas (with gross density averaging 42 units/acre in the Core and 26 units/acre at 55th Street), and 1.3 million square feet (SF) of non-residential development spread throughout all five sub-areas. (See Table 4.) Of the 1.3 million SF of non-residential uses, about half is made up of office development, just under half is comprised of retail commercial and hotel development, and the remaining square footage includes campus religious centers and neighborhood support uses.

While a specific land use program is proposed for the entire 131-acre redevelopment area, it will be the combination of policy and market conditions which ultimately determines the final phasing, type, and mix of uses which actually develop. In the sub-area discussions below, the character of each of the five sub-areas, the basic development entitlements, and the ultimate buildout conditions are defined.

It is expected that the timing of development in different sub-areas will vary, as will the timing of development within distinct sub-areas. It is likely that a gradual phasing in of new development will occur over the life of the redevelopment project, anticipated to be up to 30 years.

In the sections which follow, each of the sub-areas is identified and development policy described.



Key

- ① Core Subarea
- ② 55th Street Subarea
- ③ Alvarado Road Subarea
- ④ Lot 'A' Subarea
- ⑤ Montezuma School Subarea



REDEVELOPMENT SUBAREAS

COLLEGE AREA COMMUNITY PLAN
CITY OF SAN DIEGO • PLANNING DEPARTMENT



FIGURE
7A

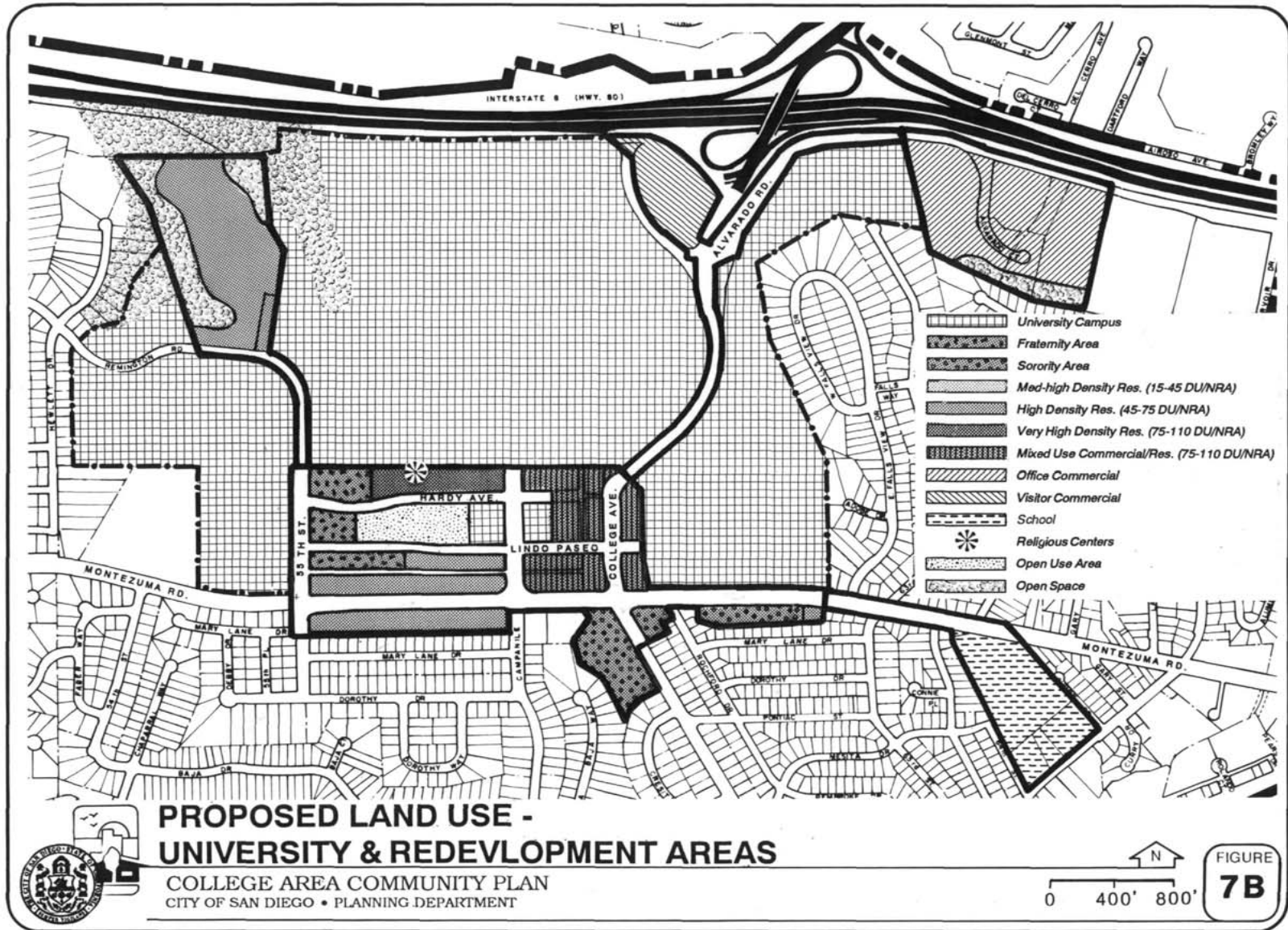


TABLE 4
Summary of Redevelopment Project by Sub-Area

Land Use	Acres	Units	Square Footage
Core Sub-Area	59		
Residential		2,050	
Fraternity/Sorority		450	
Religious Centers			45,000 ⁽³⁾
Retail/Office			300,000
55th Street Sub-Area	23		
Residential		600	
Retail			5,000 ⁽¹⁾
Alvarado Road Sub-Area	22		
Office			600,000
Research/Development			110,000
Retail			5,000 ⁽¹⁾
Lot A Sub-Area	14		
Hotel			235,000
Conference Facilities			15,000
Retail			10,000
Montezuma School Sub-Area	13		
Elementary School			(2)
Day Care/Preschool			(2)
Library			10,000
Total	131	3,100	1,335,000

- (1) A small amount of incidental retail use is permitted, so long as it is intended specifically to serve residents and/or employees of the sub-area.
- (2) The Elementary School and Day Care/Preschool are existing uses whose square footage is not included as part of the Redevelopment Project.
- (3) The Religious Centers shall not be limited to 45,000 square feet, however, the total square footage for Religious Centers and Retail/Office uses within the Core Sub-Area shall not exceed 345,000 square feet.

General Conditions

Throughout the redevelopment project area, all new multifamily development projects, including student housing, should provide a variety of on-site recreational facilities which may include but are not limited to: swimming pools, spas, gyms, tennis courts, picnic areas, barbecues, and lounge areas. Because of the lack of public park and recreational facilities in the College community, on-site recreational facilities will help meet the recreational needs of local residents.

Throughout the redevelopment project area, the pedestrian environment is to be upgraded through landscaping, building facade enhancement, provision of street furniture, and a high level of maintenance of both private property and adjacent sidewalk areas.

The amount of required parking for individual commercial development proposals within the redevelopment project area will be evaluated on a project-by-project basis. Individual development proposals will be required to provide off-street parking according to the parking rates and conditions approved by the City Transportation Planning Division in the Transportation and Parking Analysis prepared by JHK Associates (December 1992).

Development levels described for each sub-area represent the maximum development for that sub-area. Unless otherwise noted, land areas are described in gross acreage, which includes rights-of-way.

Sub-Area Descriptions

1. Core Sub-Area

a. Site:

Approximately 59 gross acres surrounded by campus development on three sides, this is the largest of the five redevelopment sub-areas. Montezuma Road runs east-west near the southern boundary of the site; College Avenue runs north-south near the eastern boundary of the site. The Core Sub-Area is sometimes called the multi-purpose area.

b. Use:

The Core Sub-Area will be redeveloped as a mixed-use area. As a function of its location and size, the Core Sub-Area has the most diverse combination of uses and the greatest intensity of development within the redevelopment project area. The use mix within the Core Sub-Area emphasizes both high-density (45-75 dwelling units per net acre) and very high-density (75-110 dwelling units per net acre) residential use, along with retail and office commercial development. Up to 8,500 students are expected to be housed within the Core Sub-Area, including approximately 1500 fraternity and sorority members. Other important uses are fraternity and sorority houses, campus religious centers, and the LRT station and bus transit center along Aztec Walk. Specific portions of the sub-area are designated for campus religious centers, open use, fraternities, sororities, mixed use (retail/office/residential), and high and very high-density residential development. Some small scale commercial uses intended to serve the needs of area residents are expected to locate in portions of the sub-area designated principally for residential development.

c. Character:

The urban design character for new development within the College Area Redevelopment Project Core Sub-Area has been established by the Core-Area Design Manual adopted by City Council in 1997 by Resolution No. 289099.

Residential Development - Houses/Apartments: 2050 dwelling units;
Fraternity/Sorority: 38 houses, totaling the equivalent of 450 dwelling units.
Commercial Development - Retail/Office: 300,000 square feet;
Religious Centers: not less than 45,000 square feet.

Heights - Both residential and commercial building heights should be graduated, with lower buildings located on the edges of the Core Sub-Area adjacent to the community, and higher buildings located toward the center of the core. Heights are to be a maximum of four stories on the north side of Montezuma Road, and south of Montezuma Road, including the portion of College Avenue south of Montezuma. Heights are to be a maximum of four stories along 55th Street and five stories along Campus Plaza Drive, and the portion of College Avenue north of Montezuma. Within the area enclosed by Montezuma Road, 55th Street, Campus Plaza Drive, and College Avenue, heights can rise up to a maximum of 12 stories along Hardy Avenue.

Zoning: Open Use Area, R1-40000; Fraternity Area, R-600; Sorority Area, R-600; Mixed Use Area, Commercial Neighborhood (CN), with Very High-Density Residential, R-400; Residential/High Density, R-600; Residential/Very High-Density, R-400.

d. Conditions

- 1) Core Sub-Area development must integrate with the community. At the edges of Core Sub-Area, new development must show an obvious intent to be compatible with the bulk, scale, and character of adjacent off-campus development.
- 2) Strong pedestrian orientation is essential within the Core Sub-Area, and strong pedestrian links are to be created with the university campus.
- 3) Streetscape elements, including widened sidewalks, kiosks, street furniture, street lighting and signage should be used to enhance the appearance and function of commercial development. These elements should be compatible with the materials, color, and design of the structures and should be planned as a unifying element of the commercial area.
- 4) To create a sidewalk pattern that enhances pedestrian activity, a consistent setback should be established by commercial and mixed-use buildings within the Core Sub-area. Generally, buildings are to be sited at or within ten feet of the property line; otherwise they clearly should be separated from the property line by pedestrian-oriented courtyards, sidewalk cafes, landscaped areas, etc.

- 5) Because College Avenue is expected to continue as a route for local buses and Montezuma Road as a route for express buses, at least 10,000 square feet of retail commercial use should be provided within 1/8 mile of transit stops.
- 6) Multifamily residential and commercial development along College Avenue and Montezuma Road should front on the public street and provide identifiable pedestrian access from the street into the project, especially in areas where parking lots are located between the street and the project.
- 7) Parking areas for commercial development are generally to be located within commercial structures or behind them. Auto access to commercial parking structures should be highly restricted from College Avenue.
- 8) Surface parking lots are discouraged. Surface parking lots provide an important function as an interim use in that they handle parking demands while the pedestrian orientation of an area is developing. Once the pedestrian character is established, surface parking lots should be converted to other uses.
- 9) On-street parking is to be permitted to help support retail uses oriented toward the street.
- 10) A LRT station east of Alvarado Road, adjacent to the Alvarado Medical Center, will provide service to Redevelopment Project Sub-Area No. 3. The LRT station design should be compatible with the character of the area.
- 11) Bicycle lockers and racks, as well as secure parking for bicycles and motorcycles should be provided with each phase of development.
- 12) Retail commercial use should emphasize a student/university orientation, particularly in the area east of Campanile Drive, north of Montezuma Road, and along College Avenue north of Montezuma.
- 13) Commercial drive-through establishments are to be highly restricted.
- 14) Curb cuts along College Avenue are to be highly restricted.
- 15) Ground floor retail is to be emphasized in areas of commercial development. Office and residential uses may occur above retail uses, or behind retail structures.
- 16) University-oriented religious centers may locate anywhere within the redevelopment project area, except those areas designated for fraternities and sororities.
- 17) "Walling off" of the street is to be avoided, whether by fences or structures. Blank or solid walls should be avoided at sidewalks. For this reason, commercial

buildings or the commercial portion of mixed-use buildings should devote at least 50 percent of the first-story street walls to pedestrian entrances, display windows, or windows providing a view into a building interior. Shrubbery, trees, and architectural detailing should be used to add visual interest.

- 18) University housing along Montezuma Road should orient toward Montezuma rather than attempt separation from it.
- 19) New fraternity and sorority housing is permitted to develop only in areas reserved for such uses as shown on Figure 7B. Within these designated areas, no new development is permitted other than: housing for fraternities and sororities; uses which are intended primarily to serve fraternity and sorority residents, such as parking garages and recreational areas; and multifamily uses which can be converted to fraternity or sorority housing under terms and conditions specified at the time of development approval.
- 20) Meeting and social affairs at fraternities and sororities should conform to noise variance agreements between the City of San Diego, the university, and the fraternities and sororities. Continued monitoring of fraternities and sororities by the AIFC/GRP and enforcement by the university police is encouraged.

2. 55th Street Sub-Area

a. Site:

Containing approximately 23 gross acres, this site directly abuts the university on the northwest and overlooks Interstate 8. The only road access is via 55th Street.

b. Use:

This sub-area will be redeveloped residentially as a faculty, staff, and student housing area at medium to medium-high density. Some small scale commercial services intended to serve the need of area residents will also be permitted. Because of steep slopes particularly along the northern and western edges of the site, a portion of the sub-area will remain in open space. This area is shown on Figure 7B with the community plan designation of "high-density residential."

c. Character:

Residential Development - Houses/Apartments: 600 dwelling units.

Commercial Development - Retail/Services: 5,000 square feet. Height - Maximum height for development is four stories.

Zoning - Compatible zones include R-600 for the residential portion of the project and R1-40000 for areas where the Hillside Review Overlay Zone is applied.

d. Conditions:

- 1) Desirable non-residential uses include eating places, laundry or dry cleaning establishments, stationery supply stores, and copying centers.
- 2) Emphasis should be placed on locating non-residential uses/commercial services on the ground floor of multifamily buildings, integrated into the wall design of the structure.
- 3) Secured parking areas for bicycles and motorcycles should be included.
- 4) Development within the area should minimize impacts to slopes and natural hillsides. Existing R1-40000 and Hillside Review Overlay Zones are to be retained within the slope and hillside areas.

3. Alvarado Road Sub-Area

a. Site:

Approximately 22 acres in size, this sub-area is east of and wholly separated from the university. The site overlooks Interstate 8. Road access is via Alvarado Court.

b. Use:

The Alvarado Road Sub-Area will be redeveloped into university-serving office and research and development uses, all of which are general office uses compatible with the current use of the site. This area is shown on Figure 7B with the community plan designation of "office commercial."

c. Standards:

Commercial Development - Office: 600,000 square feet; Research and Development: 110,000 square feet; Retail: 5,000 square feet.

Height - Maximum height is eight stories.

Zoning - Compatible zones include Commercial Office (CO) for the developed portion of the site and R1-40000 for areas where the Hillside Review Overlay Zone is applied.

d. Character:

- 1) Pedestrian orientation is to be emphasized among office uses and in connecting office uses to parking facilities.
- 2) Pedestrian areas are to be buffered from parking lots by landscaped areas.

- 3) Pedestrian crossings at streets and driveways are to be clearly marked employing, e.g. signs, surface markings, patterned paving.
- 4) Some commercial services such as stationery, copying, food, or other convenience commercial uses should be provided for employees within the office park to minimize their need to drive outside the sub-area.
- 5) Any development adjacent to the hillside must be lower than the hill itself.
- 6) Development within the area should minimize impacts to slopes and natural hillsides. The existing R1-40000 is to be retained within the slope and hillside areas.

4. Lot A Sub-Area

a. Site:

Approximately 14 gross acres, this site is bound by Interstate 8, College Avenue, and the university. Access is via Canyon Crest Drive.

b. Use:

Lot A will be redeveloped as a hotel and conference facility, with some retail activity directed to hotel and conference users. This area is shown on Figure 7B with the community plan designation of "visitor commercial."

c. Character:

Commercial - Hotel: 300 rooms; Hotel Conference Facilities: 15,000 square feet; Hotel-Associated Retail: 10,000 square feet.

Height - Maximum height is twelve stories (to allow for subterranean/structured parking).

Zoning - The Commercial Visitor (CV) Zone is most compatible.

d. Conditions:

- 1) Location of site gives it a gateway status, heightening the importance of distinctive architecture.
- 2) Emphasis is to be placed on integrating on-site development with adjacent land use.

5. Montezuma School Sub-Area

a. Site:

Approximately 13 gross acres in size, this site lies within a predominantly residential area. Access is available via Montezuma Road, Catoctin Drive, 64th Street, and Cherry Drive.

b. Use:

Redevelopment of this sub-area is contingent on a decision by the San Diego Unified School District whether Montezuma Elementary School is to be re-opened. The school district and the university have a lease agreement which expires in 1996. Until that time, the school facility may continue to be used for university-serving office functions.

The College Area Community Council and the San Diego State University Foundation strongly encourage the re-opening of Montezuma School.

If a school re-opens on the site, it is proposed that the existing daycare/preschool facility remain and that a library develop in a small area on the northernmost portion of the site, adjacent to Montezuma Road. If the school is not re-opened, the site is proposed for daycare/preschool, private pre-K through 8th grade school, library, park, or other community-serving uses. The area is shown on Figure 7B with the community plan designation of "school."

c. Character:

Library - 10,000 square feet; Daycare/Preschool: 120 students.

Height - Height maximum is three stories adjacent to Montezuma Road and two stories for the balance of the property.

Zoning - The existing R1-5000 Zone should remain until after a decision is made regarding the re-opening of the Montezuma School.

d. Conditions:

- 1) Visual and use compatibility of new development with existing adjacent development is critical. New uses must not disrupt existing area character.
- 2) Pedestrian orientation is to be heavily emphasized, especially if a library is developed on the site, with new links created to adjacent residential and park use.
- 3) If library redevelopment occurs on the site, it must occur near Montezuma Road and away from existing neighborhood residential development.
- 4) Retail commercial development is prohibited from the site.

Implementation

Land use policies and development conditions described in this section, including processing requirements, specifically apply to property within the five redevelopment sub-areas and take precedence over all other policies and development conditions. Zones identified as compatible for each sub-area establish underlying development regulations, although regulations may be modified in the implementation process.

Prior to the approval of new development within the five sub-areas, a Master Project Plan and a Facilities Financing Plan must be prepared and approved.

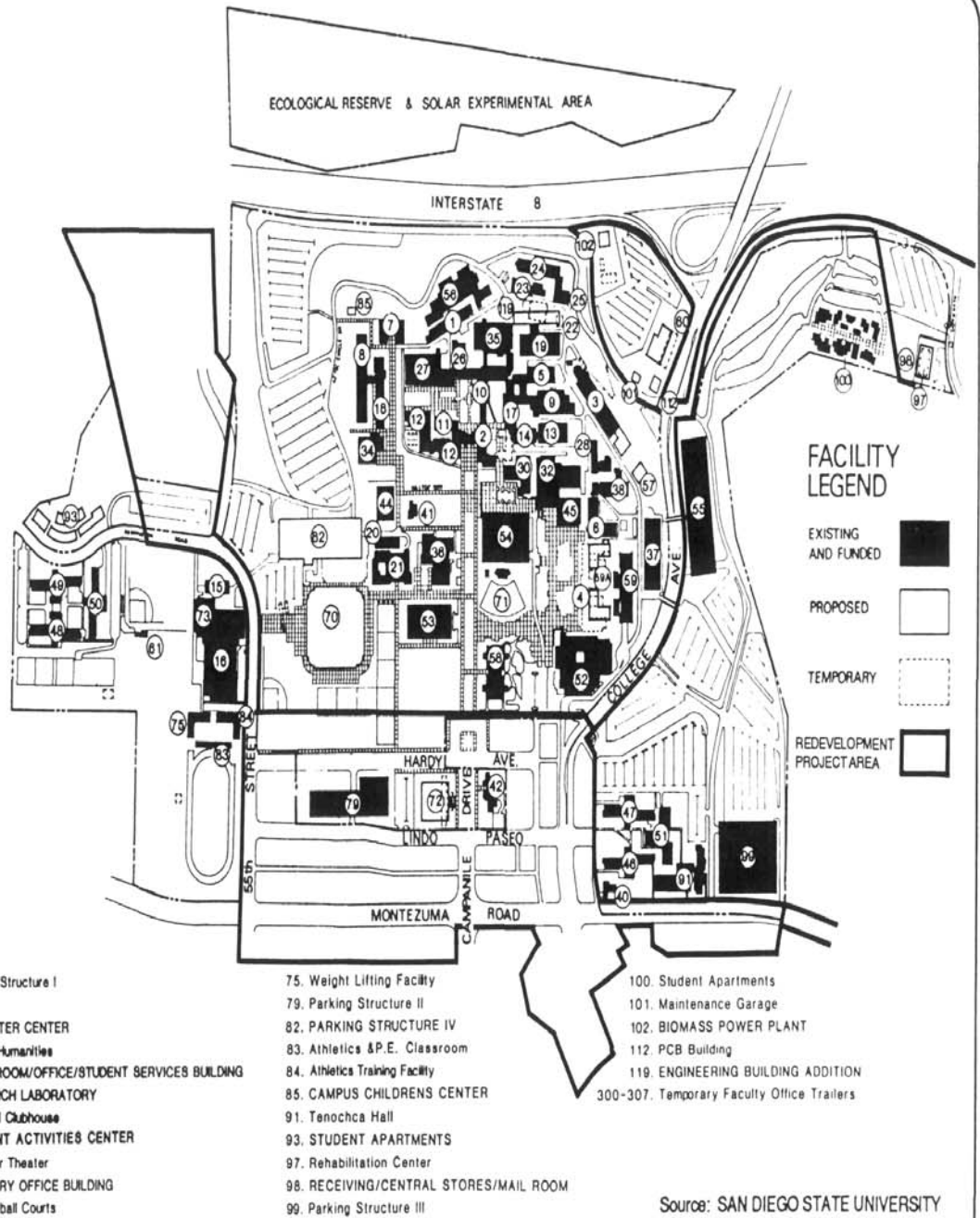
The Master Project Plan must describe the community plan policies and development conditions to be applied within each of the redevelopment project sub-areas and provide guidelines for development. The Master Project Plan must provide a basis against which phased development plans can be evaluated. Development standards of the Master Project Plan supersede those of the underlying zone, although even Master Project Plan regulations can be modified if the modifications provide greater consistency with the goals and objectives of the Master Project Plan and the community plan. Authorization enabling the preparation and use of a Master Project Plan must be approved by the City Council. An urban design plan, the Core Sub-Area Design Manual, was prepared and adopted by the City Council in 1997 by Resolution No. R-289099. The manual is consistent with policies and recommendations of this community plan but provides additional details that will assist redevelopment projects.

The Facilities Financing Plan must include a listing of the public facilities required as a consequence of the redevelopment project, and identify how those facilities are to be financed. All new public facilities required by the redevelopment project must be available at the time of need.

Following approval of the Master Project Plan and a Facilities Financing Plan, applications for development within the five redevelopment project sub-areas will be processed through the City of San Diego and submitted for review to the College Area Community Council and the Project Area Committee (PAC), for as long as the PAC remains in existence.

BUILDING LEGEND

1. Art I
2. Hepner Hall
3. Chemistry/Geology
4. Campus Lab School
5. Engineering Lab
6. Education
7. Family Studies
8. Storm Hall
9. Industrial Arts
10. Life Science
11. Little Theater
12. Speech & Telecommunications
13. Physics
14. Physics/Astronomy
15. Physical Education
16. Peterson Gymnasium
17. Physical Sciences
18. Nasatir Hall
19. Engineering
20. Women's Gym Annex
21. Women's Gymnasium
22. Engineering Test Cell
23. Corporation Boiler Shop
24. Corporation Addition
25. Cogeneration Plant
26. Hardy Memorial Tower
27. Professional Studies & Fine Arts
28. Communications Clinic
30. Administration
32. East Commons
34. West Commons
35. Life Science Addition
36. Dramatic Arts
37. Business Administration & Mathematics
38. North Education
39. Faculty/Staff Center
40. Housing & Residential Life
41. Scripps Cottage
42. Student Health Services
44. Chilling Plant
45. Aztec Shops Bookstore
46. Maya Hall
47. Olmeca Hall
48. Tarastec Hall
49. Toltec Hall
50. Zapotec Hall
51. Zura Hall
52. Aztec Center
53. Music
54. Love Library
55. Parking Structure I
56. Art II
57. COMPUTER CENTER
58. Adams Humanities
59. CLASSROOM/OFFICE/STUDENT SERVICES BUILDING
60. RESEARCH LABORATORY
61. Baseball Clubhouse
70. STUDENT ACTIVITIES CENTER
71. Open Air Theater
72. AUXILIARY OFFICE BUILDING
73. Racquetball Courts
75. Weight Lifting Facility
79. Parking Structure II
82. PARKING STRUCTURE IV
83. Athletics & P.E. Classroom
84. Athletics Training Facility
85. CAMPUS CHILDRENS CENTER
91. Tenochca Hall
93. STUDENT APARTMENTS
97. Rehabilitation Center
98. RECEIVING/CENTRAL STORES/MAIL ROOM
99. Parking Structure III
100. Student Apartments
101. Maintenance Garage
102. BIOMASS POWER PLANT
112. PCB Building
119. ENGINEERING BUILDING ADDITION
- 300-307. Temporary Faculty Office Trailers



SDSU MASTER PLAN

COLLEGE AREA COMMUNITY PLAN
CITY OF SAN DIEGO • PLANNING DEPARTMENT



FIGURE
8

